

This is a detailed street map of the Detroit, Michigan area, showing the Detroit River, the city grid, and major roads. The map includes labels for 'DETROIT CITY AIRPORT', 'MT. OLIVET CEMETERY', 'Six Mile Road', 'Seven Mile Road', 'Houlihan Whittier', 'Kearney Ave', 'Huron Rd', and 'Huron Ave'. A thick black line indicates a proposed or existing route, possibly a highway or transit line, running through the city. The map is oriented with North at the top.

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Cluster 2 Recommendations and Priorities

The development of the draft reinvestment recommendations involved summarizing the results from the various focus group workshops and visioning sessions, in addition to synthesizing the information gathered in the Asset Profile report. Cluster Board members and community stakeholders were presented with the draft recommendations and a strategic initiatives map, to aid in visualization of land use recommendations, for review and revision. Meeting discussions brought forth additional concerns and information, as well as new issues that were not identified in previous workgroups. Additions and revisions were made and brought forth to the community members for approval. Upon approval of the recommendations, Cluster Board Members and interested stakeholders were asked to individually identify the three most important recommendations within each topic group (housing, neighborhood commercial, job centers, transportation, youth development and special issues). All results were returned to the Technical Assistance Team for database compilation. The top three recommendations for each topic group were again presented to community members for final approval.

Housing

Goal Statement

Promote and maintain attractive, clean, and safe neighborhoods.

Objective 1

Educate Residents on enforceable codes, and demand compliance and accountability of City departments.

Recommendations

Organization and Policy

- Ensure adequate staffing of all City departments to allow enforcement of all codes, ordinances, and laws. All City departments should have a community liaison to respond to complaints and input.
- Use the Neighborhood City Halls as the central means of reporting code violations, as well as the neighborhood clearinghouse of information regarding code enforcement and citizens' rights. Neighborhood City Halls must be publicized so as to make all residents aware of the information and services available to them.
- Create partnerships between the community, civic organizations, the judicial branch, administrative branch, and City code enforcers.

Objective 2

Within the identified "Rehab/Infill" areas, repair abandoned homes that can be saved, replace housing that cannot be repaired and vacant lots with new homes.

Recommendations

Organization and Policy

- Institute a streamlined process to get vacant homes conveyed to needy families.
- Institute a standardized procedure for any person or organization to acquire city-owned property.
- Provide technical assistance for community groups to purchase and rehabilitate existing housing and construct new housing on vacant land.
- Encourage and support the formation of community development corporations to perform these activities.

Objective 3

Address public safety issues in order to attract new investment and reduce insurance costs of current residents.

Recommendations

Organization and Policy

- Decrease the size of the 9th precinct to match the boundaries of Cluster 2 and serve approximately 116,00 residents. Currently, the 9th precinct serves approximately 170,000 residents.
- Increase police presence in neighborhoods. Open four police mini-stations (one currently exists) to divide the cluster into quadrants. These stations should be placed geographically so the Police Department is more responsive to resident needs.
- Increase effectiveness of community policing through citizen education, roles and responsibilities.

Objective 4

New housing should be primarily for-sale (75% for-sale, 25% rental), to encourage an increase in owner-occupied housing within the cluster. New housing should be constructed of the types and locations as listed on the "Summary of Proposed Strategic Initiatives" map.

Recommendations

Land-Use

- **Single-Family Homes:**
New single-family housing should be constructed primarily in the two locations identified in the Asset Profile: on the east side of Gratiot north and south of Houston Whittier, and northeast of the intersection of Gratiot and Seven Mile Road. Both of these redevelopment areas should include multi-family housing. Approximately half of this housing should be affordable to persons of low- to moderate-income, with the other half market rate.
- **Multi-Family Housing:**
A multi-family housing district should be constructed in the triangular area bounded by McNichols to the north, Gratiot to the East, and Dresden to the south. Multi-family housing should also be constructed in the areas identified for single-family housing, in appropriate locations.

Additionally, vacant commercial frontage along Gratiot Avenue should be evaluated and promoted for multi-family housing or mixed-use development.

Objective 5

Create neighborhood identifiers for all neighborhoods. These may be historic districts, if applicable, or adopted, i.e. "East English Village."

Recommendations

Organization and Policy

- Work with the Historic District Advisory Board to determine which areas should be nominated as historic districts.
- Work to develop and support block clubs.
- Cooperation between community groups and the City to better demarcate neighborhoods with a signage and banner program.

Land-Use

- Incorporate streetscape improvements to assist in developing neighborhood identity.
- Increased street signage welcoming motorists coming into Detroit and individual neighborhoods.

Objective

Reduce the negative impacts and strengthen the positive impacts of City Airport and the associated closing of Six Mile Road on surrounding neighborhoods and commercial areas.

Recommendations

Organization and Policy

- Push for final decision on the ultimate growth and acquisition to be undertaken to upgrade City Airport. This would end resident uncertainty about the future of their neighborhoods, allowing informed decisions about investment in property, helping to end disinvestment in some areas.
- Study and mitigate the impact of the McNichols closing on 7 Mile Road and the surrounding neighborhoods.

Neighborhood Commercial Facilities

Goal Statement

Promote the development of strong commercial areas that serve area residents.

Objective 1

Improve the physical appearance of commercial areas within the cluster to project a positive image.

Recommendations

Organization and Policy

- The City must properly regulate businesses, including effective review of liquor licensing and the impact of additional stores on neighborhoods. Unlicensed businesses should be closed.
- Create linkages between merchants' organizations by forming an umbrella organization providing technical assistance and resources, as well as serve as a unified voice for merchants throughout the city.

Land-Use

- Increase landscaping of commercial areas. Merchants' organizations should collaboratively work to improve their areas. City should coordinate landscaping programs with merchants.
- Encourage more off-street parking, with shared parking preferable.
- Address the deterioration of alleys in commercial areas. Possible City vacation and

- privatization as a solution. If alleys were privatized, they could be gated and landscaped.
- Work with the Planning and Development Department and PLD to institute a lighting and streetscape improvement program, targeted towards the improvement of identified opportunity areas.
- Establish design guidelines that eliminate defensive elements (barbed wire, bulletproof glass, etc.), while promoting public safety. Merchant organizations should work with the City of Detroit Police Department's Crime Prevention Through Environmental Design (CPTED) unit.
- Enforce signage regulations relating size and placement.

Objective 2

Cluster redevelopment and new investment in identified opportunity areas shown on the "Summary of Proposed Strategic Initiatives" map. This would create districts that could be anchored by major retailers.

Recommendations

Organization and Policy

- Empty storefronts in these identified areas should be marketed by businesses associations. City rehabilitation money should be targeted to these areas.

Land-Use

- Provision of adequate secure parking would create viable districts, allowing these areas to compete with malls currently patronized by cluster residents.
- Target city improvements to these areas. Concentrating on identified opportunity areas would benefit residents most.

Objective 3

Create a network for entrepreneurial support.

Recommendations

Organization and Policy

- Establish a one-stop shop that will serve as a clearing house for information on funding sources and technical assistance for small businesses.
- Create a seed money revolving loan fund for start-up businesses.
- Tap into college and universities (WSU, WCCC) technical assistance and entrepreneurial training.

Objective 4

Improve the selection and quality of goods and services within the cluster.

Recommendations

Organization and Policy

- Encourage family-oriented businesses within the cluster.
- Increase the number of new businesses owned by area residents (see "Create a network for entrepreneurial support")
- Decrease the number of unwanted businesses through code enforcement.
- Use the Seven Mile/Gratiot Commercial Survey to further identify needed goods and services.

Objective 5

Redevelop the Seven Mile/Gratiot commercial area as a large-scale commercial center. The area should have streetscape improvements, with adequate, shared, secure off-street parking. Shared parking is a preferred alternative.

Objective 6

Develop the Eight Mile/Gratiot into a medium-scale commercial center. This district should be targeted for streetscape improvements, with provision of adequate, shared, secure off-street parking a top priority.

Objective 7

Small-scale commercial nodes should be created at the intersection of Houston Whittier and Hayes, as well as the intersection of Harper and Chalmers. These districts should be targeted for streetscape improvements, with provision of adequate, shared, secure off-street parking a top priority.

In addition to these small-scale commercial nodes, small-scale commercial should be supported along Gratiot Avenue in clusters. These clusters should be located to serve existing population centers. These areas should maintain as much of the building stock as possible, with infill commercial and mixed-use buildings as necessary.

Job Centers

Goal Statement

Stabilize and increase the economic base of the community.

Objective 1

Increase the amount of quality job training facilities and career counseling providers.

Recommendations

Organization and Policy

- Offer more high-tech training to address the increased demand in the high-tech fields.
- Offer more skilled trades training to address the lack of labor to meet current demand.
- Partner with unions, major corporations, and "Big Three" to provide identified training.

Objective 2

Increase the availability of information about job training to cluster residents.

Recommendations

Organization and Policy

- Utilize community groups as a job training information clearinghouse.
- Use public service announcements on radio, network, and cable television to distribute information on job training.
- Create a database of existing job training providers and distribute to community groups, libraries, Neighborhood City Halls, and employers.

Land-Use

- Build a new state-of-the-art library within a new recreation/resource center constructed at Bessy Field. This facility should provide Internet access training and sufficient computers for job seekers to access information. This facility should also serve as a resource center that provides meeting space for community groups.

Objective 3

Increase access to quality day-care.

Recommendations

Organization and Policy

- Create incentives (tax and others) to encourage businesses to provide on-premise day-care facilities.
- Create non-profit agencies to provide transportation from household to licensed day-care facilities.
- Create a database of existing licensed day-care providers and distribute to community groups, libraries, Neighborhood City Halls, and employers.

Objective 4

Improve and market existing job centers.

Recommendations

Organization and Policy

- Target investment for industrial projects in the existing industrial area on the western edge of the cluster at Groesbeck Highway and Mound Road.
- Encourage investment along Gratiot Avenue, maintaining and improving this major arterial street as a linear job center.
- Market the opportunities presented by the Empowerment Zone, especially along Conner Avenue and Outer Drive.

Objective 5

Encourage partnerships between businesses and the community, so the community has an equity investment in the project.

Recommendations

- Help community organizations become corporations with objectives aimed at community empowerment.

Transportation

Objective 1

Repair/repave all streets in poor condition within the cluster.

Recommendations

Organization and Policy

- Better coordination between all departments (DDOT, MDOT, DPW, DWSD, etc.)
- Target areas that are identified as opportunity areas for commercial and housing development.

Objective 2

Make public transportation cleaner, and more convenient, efficient, safe, and responsive to residents needs.

Recommendations

Organization and Policy

- More buses during peak hours.
- More routes to existing job centers to allow the transit-dependant access to quality jobs.
- Partner health care providers with transportation providers to allow seniors and persons in need of medical attention reliable access to health care facilities.

Objective 3

Increase enforcement of traffic regulations.

Recommendations

Organization and Policy

- Enforce designated truck routes, create truck routes in problem area. Work with corporations with trucking fleets to assure trucks are routed correctly from origin to destination.
- Change current Michigan law relating to maximum truck weight and length to adhere to national standards.

Objective 4

Assure public comments are heard on all issues relating to I-94 restructuring, including detour routes while the freeway is closed for construction.

Objective 5

Remediate east-west traffic problems caused by McNichols closing.

Objective 6

Install pedestrian controls at all crosswalks.

Youth Development

Goal Statement

Create an enthusiasm for education in an environment that promotes pride and integrity.

Objective 1

Increase connections between public and private sectors (schools, City, institutions, and businesses) to provide activities and services for youth.

Recommendations

Organization and Policy

- Build a new recreation center at the Roger Bessy playfield that meets current resident needs. This facility should house a community resource and information center, as well as a new state-of-the-art library.
- Establish a database of all existing programs and create a resource center to distribute this information.
- Upgrade Heilmann Recreation Center to meet current resident needs. This facility should also house a community resource and information center.
- Develop co-op and internship programs for high school students by creating partnerships with local businesses.

Objective 2

Establish more after school programs for youth.

Recommendations

Organization and Policy

- Make school facilities available after hours to students and community members.
- Encourage churches and neighborhood institutions, such as libraries, to provide after school activities for youth.

Objective 3

Encourage youth to become involved in the community.

Recommendations

Organization and Policy

- Encourage local middle and high schools to include volunteerism in the social studies or local government curricula.
- Partner with local community organizations to create relationships that encourage volunteerism among youth.
- Expand Farm-a-Lot and Adopt-a-Lot programs and promote to school-age children.

Objective 4

Identify and consolidate funding resources to assist in youth development.

Recommendations

Organization and Policy

- Encourage the creation of a technical assistance provider to assist organizations that provide programs for youth in identifying funding sources and developing successful applications. Potentially this could be service provided by one of the organizations within the Kellogg Youth Village.
- Create an information and resource center for youth whose functions include developing relationships between organizations that provide services in order to optimize effectiveness and output.

Objective 5

Increase the variety of curriculum choices available to students to meet the current needs of students.

Recommendations

Organization and Policy

- Create a job preparedness program that provides students with skills including resume building, interviewing, time management, and work ethics.
- Support the development of a new charter school designed to meet the needs of high-school dropouts and students at risk.

Objective 6

Develop a process to motivate businesses, religious, and neighborhood groups to become involved in creating successful schools.

Recommendations

Organization and Policy

- Duplicate the success of the Grassroots Leadership Roundtable in all schools throughout the cluster.
- Encourage the School Board to allow local schools to act as true centers of the community and encourage local principals to interact with community groups.

Special Issues

Goal Statement

Create an environment that promotes education, pride, and integrity.

Objectives/Strategies

- Develop a state-of-the-art recreation facility at Bessy field
- Organize block clubs
- Encourage volunteerism.
- Become involved in community life.
- Make schools community friendly.
- Create a viable training center through renovation of existing vacant buildings, involving unions and retirees, Boy Scout/Girl Scouts and Explorers, include job readiness and life skills training.
- Encourage entrepreneurship, especially with young adults.
- Support community organizations that work in the cluster.
- Plant flowers and trees in public places to promote environmental integrity.
- Increase the number of mini-parks that block clubs plan, build, and manage.
- Teach environmental education in the neighborhoods.
- Alternative education systems.
- Encourage entrepreneurship, especially with young adults.
- Provide design assistance for businesses and homeowners.
- Expand Farm-a-Lot and Adopt-a-Lot using Healthy Detroit Green Zones as a model.

Goal Statement

To empower and educate residents to hold government accountable and respond to citizens with integrity.

Objectives/Strategies

- Funding for community resource center to educate residents in social and governmental issues; develop civic-mindedness in all residents.
- Support citizen groups in their efforts to improve public safety. All City departments should have a community liaison to respond to complaints.
- City staffing to enforce all codes, ordinances, and laws within the city.
- Hold government accountable for education of citizens. Create grants for low/middle income residents.
- Increase the number of high school graduates by 20% each year.
- Institute a streamlined process to get vacant homes into the hands of local needy families.
- Establish a program/department to provide home repair assistance.